

COAL HARBOUR NEWS

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Susan Keevil

604.970.3658
susankeevil.com

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HIGH SALES LEVELS SPUR RISE IN HOME VALUES

VANCOUVER, B.C.

November 3, 2009 – Strong demand has led to a steady rise in Greater Vancouver home prices compared to last year.

Over the last 12 months, the MLSLink® Housing Price Index (HPI) benchmark price for all residential properties in Greater Vancouver increased 6.8 per cent to \$553,702 from \$518,668 in October 2008.

"While home prices have been rising in 2009, they have not eclipsed the peaks reached in early 2008," Scott Russell, Real Estate Board of Greater Vancouver (REBGV) president said. "We're coming off several months of unseasonably high sales levels, which has allowed for a gradual increase in home values this year,"

The REBGV reports that residential property sales in Greater Vancouver totalled 3,704 in October 2009, an increase of 4.1 per cent from the 3,559 sales recorded in September 2009, and an increase of 171.6 per cent compared to October 2008 when 1,364 sales were recorded. Looking back two years, last month's sales increased 22.3 per cent compared to October 2007 when 3,028 sales were recorded.



Sales of apartment properties in October 2009 increased 148.4 per cent to 1,607, compared to 647 sales in October 2008.

"High confidence and low mortgage rates are continuing to drive the activity we're seeing in the housing market today," Russell said.

Sales of apartment properties in October 2009 increased 148.4 per cent to 1,607, compared to 647 sales in October 2008. The benchmark price of an apartment property increased 6.3 per cent from October 2008 to \$380,975.

Attached property sales in October 2009 are up 172.3 per cent to 610, compared with the 224 sales

in October 2008. The benchmark price of an attached unit increased 4.6 per cent between Octobers 2008 and 2009 to \$468,798.*

*Data courtesy REBGV

Looking for the Right Real Estate Team?

For a complimentary consultation call

Susan Keevil 604-970-3658 or David Crawford 604-418-7653

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RE/MAX Select Properties, 250, 4255 Arbutus Street, Vancouver, BC V6J 4R1

Office: 604.737.8865 / Fax: 604.922.7844 / Email: susan@susankeevil.com / Web: www.susankeevil.com

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Coal Harbour Quarterly 2009*

499 Broughton (Denia)

- (1) 2-bedroom unit(s) listed at an average of **\$1572** per sq ft.
- (1) 1-bedroom unit(s) sold at an average of **\$671** per sq ft.
- (1) 2-bedroom unit(s) sold at an average of **\$1314** per sq ft.

590 Nicola (Cascina)

- (3) 2-bedroom unit(s) listed at an average of **\$1381** per sq ft.
- (1) 1-bedroom unit(s) sold at an average of **\$949** per sq ft.
- (2) 2-bedroom unit(s) sold at an average of **\$842** per sq ft.

323 Jervis (Escala)

- (1) 2-bedroom unit(s) listed at an average of **\$1181** per sq ft.
- (2) 3-bedroom unit(s) listed at an average of **\$1918** per sq ft.
- (1) 1-bedroom unit(s) sold at an average of **\$1097** per sq ft.

560 Cardero (Avila)

- (1) 2-bedroom unit(s) listed at an average of **\$880** per sq ft.
- (2) 2-bedroom unit(s) sold at an average of **\$714** per sq ft.

535 Nicola (Bauhinia)

- (1) 3-bedroom unit(s) listed at an average of **\$892** per sq ft.
- (1) 1-bedroom unit(s) listed at an average of **\$786** per sq ft.
- (2) 3-bedroom unit(s) sold at an average of **\$910** per sq ft.

1228 W Hastings (Palladio)

No Reported Activity

1205 W Hastings (Cielo)

- (2) 1-bedroom unit(s) listed at an average of **\$755** per sq ft.
- (8) 2-bedroom unit(s) listed at an average of **\$905** per sq ft.
- (5) 2-bedroom unit(s) sold at an average of **\$921** per sq ft.

1169 W Cordova (One Harbour Green)

- (1) 2-bedroom unit(s) listed at an average of **\$2639** per sq ft.
- (2) 3-bedroom unit(s) listed at an average of **\$1692** per sq ft.
- (1) 2-bedroom unit(s) sold at an average of **\$918** per sq ft.

1139 W Cordova (Two Harbour Green)

- (3) 2-bedroom unit(s) listed at an average of **\$1089** per sq ft.
- (1) 3-bedroom unit(s) listed at an average of **\$1722** per sq ft.
- (6) 2-bedroom unit(s) sold at an average of **\$1402** per sq ft.

588 Broughton (Harbourside Park)

- (1) Studio unit(s) listed at an average of **\$679** per sq ft.
- (3) 1-bedroom unit(s) listed at an average of **\$722** per sq ft.
- (3) 1-bedroom unit(s) sold at an average of **\$718** per sq ft.
- (3) 2-bedroom unit(s) sold at an average of **\$748** per sq ft.

555 Jervis (Harbourside Park)

- (1) 1-bedroom unit(s) listed at an average of **\$745** per sq ft.
- (2) 2-bedroom unit(s) listed at an average of **\$841** per sq ft.
- (4) 1-bedroom unit(s) sold at an average of **\$686** per sq ft.
- (1) 2-bedroom unit(s) sold at an average of **\$857** per sq ft.

1233 W Cordova (Carina)

- (2) 2-bedroom unit(s) listed at an average of **\$1403** per sq ft.
- (3) 3-bedroom unit(s) listed at an average of **\$846** per sq ft.
- (2) 2-bedroom unit(s) sold at an average of **\$1018** per sq ft.

1281 W Cordova (Callisto)

- (1) 2-bedroom unit(s) listed at an average of **\$1656** per sq ft.
- (1) 3-bedroom unit(s) listed at an average of **\$1128** per sq ft.

1077 W Cordova (Shaw Tower)

- (2) 1-bedroom unit(s) listed at an average of **\$991** per sq ft.
- (1) 2-bedroom unit(s) listed at an average of **\$1641** per sq ft.
- (3) 1-bedroom unit(s) sold at an average of **\$822** per sq ft.
- (4) 2-bedroom unit(s) sold at an average of **\$1286** per sq ft.

1616 Bayshore Drive

- (6) 2-bedroom unit(s) listed at an average of **\$978** per sq ft.
- (6) 2-bedroom unit(s) sold at an average of **\$906** per sq ft.

1650 Bayshore Drive

- (2) 2-bedroom unit(s) listed at an average of **\$956** per sq ft.
- (1) 2-bedroom unit(s) sold at an average of **\$687** per sq ft.

1680 Bayshore Drive

- (1) 2-bedroom unit(s) sold at an average of **\$850** per sq ft.

1790 Bayshore Drive

- (1) 2-bedroom unit(s) listed at an average of **\$786** per sq ft.
- (1) 4-bedroom unit(s) listed at an average of **\$927** per sq ft.
- (1) 3-bedroom unit(s) sold at an average of **\$913** per sq ft.

1710 Bayshore Drive

- (2) 2-bedroom unit(s) sold at an average of **\$754** per sq ft.

1717 Bayshore Drive

- (3) 2-bedroom unit(s) listed at an average of **\$1395** per sq ft.
- (2) 3-bedroom unit(s) listed at an average of **\$1148** per sq ft.
- (1) 2-bedroom unit(s) sold at an average of **\$1032** per sq ft.

1777 Bayshore Drive

- (4) 2-bedroom unit(s) listed at an average of **\$960** per sq ft.
- (1) 2-bedroom unit(s) sold at an average of **\$1065** per sq ft.

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